

Roger J Turner is your exclusive Licton Springs Realtor

Some have suggested that we should leave children out of the discussion around our expansion. Simply put — this IS about children — and many with complex medical needs like rare forms of cancer and cystic fibrosis that can only be met here. Imagine what it is like to tell a family that we have no bed for their sick or injured child. For more than two years, we worked closely with our Citizen's Advisory Committee (CAC), which consisted of volunteer members from several neighborhoods. Eight of the 18 were from Laurelhurst. We incorporated their valuable input into our efforts, changing our expansion plans eight times to incorporate ideas from several parties and in the end, the community process worked — both the CAC and the City's Department of Planning and Development recommended approval of our growth plan.

Throughout this otherwise productive process, some Laurelhurst Community Club members have made endless demands, requested continuous changes, filed several legal appeals and voiced consistent opposition to our hospital's need to grow. On behalf of everyone in this region who relies on Seattle Children's and our mission, I ask for your support. We are at capacity and the time for us to grow is now. Delay will cost lives if we do not move forward with a hospital growth plan this year. We invite you to see for yourself the strain our lack of capacity places on our families by watching the short video at masterplan.seattlechildrens.org. We would like to note that we have also received a great deal of support from the majority of Laurelhurst residents and we remain committed to being a good neighbor to the residents of Laurelhurst and to all of the communities in our area.

Dr. Mark Del Beccaro,
Pediatrician-in-Chief,
Seattle Children's

REAL ESTATE BY THE NUMBERS

The home buying business has changed dramatically over the past decade, according to data from the National Association of Realtors. The Chicago-based trade group for real estate agents said just 37 percent of buyers searched for a home online in 1999, compared to 90 percent today. According to the most recent existing-home data available from NAR, median home values have shot up more than 25 percent over the past decade to \$172,600 last month. The home type and location have also changed. While 82 percent were buying detached, single family homes in 1999, that number has dropped to 78 percent. More people (54 percent) are flocking to suburban areas, compared to 46 percent in 1999. The profile of the home buyer is also different, with more single men and women becoming home buyers. While married couples made up 68 percent of all home purchases at the beginning of this century, they represent 60 percent of all buyers today. Single men bought 10 percent of all homes last year, compared to only 7 percent 10 years ago. Single women now represent 21 percent of all home buyers, up from 15 percent in 1999. Some statistics haven't changed: Top priorities in buying a house still include neighborhood quality, affordability and convenience to work and school.

FRIENDS OF SPL FALL BOOK SALE

APR 17TH-18TH 2010 WARREN G. MAGNUSON PARK

Join us for the Pacific Northwest's pre-eminent book sale with more than 200,000 books, CDs, DVDs, VHS, audio books, and art prints. Hardbacks, paperbacks, and audio books in the regular section are \$1.00. VHS, CD, and DVD titles are \$1.00 per piece. Items in the Better Books section and Rare/Collectible and Sets room are priced as marked. Proceeds go to benefit The Seattle Public Library. For more information, visit us online at <http://www.friendsofspl.org>.

[HTTP://WWW.ROGERJTURNER.COM](http://WWW.ROGERJTURNER.COM)



WHETHER SELLING OR BUYING
- I CAN HELP!
I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.

CALL ME!
Roger Turner

Hear what his clients have to Say:

November, 08 2006

To Whom It May Concern:

As a mortgage banker I have been involved with thousands of property transactions. I recognize the need for a professional real estate agent when buying or selling a home. That's why in my personal transactions I have employed the services of Roger Turner, a truly professional agent. I appreciate his attention to detail and knowledge of the local market. Whenever I buy or sell a property I consult with Roger.

Sincerely,

Steve Baird
Countrywide Home Loans

TESTIMONIALS

Dear Roger,

I wanted to take this opportunity to thank you for your relentless efforts, endless patience and selflessness in helping me find the right fit within my personal financial requirements. I appreciate the endless stakeouts in search of the right house to meet my liking. Also, let me say it was very enjoyable working with you and I feel your experience greatly benefited me when it got right down to the bottom line.

Thank you again for your patronage, courtesy and patience.

Sincerely,
Brad Fallon

Licton Springs Real Estate Journal

February 2010



LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The following is a list of homes that sold in our Licton Springs Neighborhood over the last 2 months. Do you wonder what your home is worth? The décor, the features and condition all have a bearing on the price a home will command. I have seen the interiors of most of the homes in this list. If you are selling your home, please let me help you. I would be happy to view your home, prepare a market analysis and discuss the details with you. I can provide you with useful information, such as a sales price that might be realistically expected in today's market.

Address	Bath	Bed	Style	Year Built	Selling Price
931-C N 97th St	2.5	3	Townhouse	2009	\$299,950
1140 N 93rd St #C	1.5	2	Townhouse	1999	\$225,000
9214 Densmore #B	3.25	3	Townhouse	2006	\$353,000
924 N 92nd St #922	2	3	1 Story	1962	\$322,000
922 N 93rd St	1	3	1 Story w/ Bsmnt.	1921	\$372,000
9019 Burke Ave N	3	3	2 Story	1928	\$615,000

BUYING, SELLING, INVESTING, IMPROVING REAL ESTATE AMONG 2010 RESOLUTIONS

Real estate is high on the resolutions list of many Americans, according to a survey by Move.com.

Nearly 18 percent of Americans want to become first-time home buyers. Move.com found these prospective owners are looking to take advantage of affordable housing prices along with the recent extension and expansion of the home buyer's tax credit.

A total of 15.7 percent of home buyers listed purchasing an investment property as their top resolution, with men (18.9 percent) significantly more likely than women (12.6 percent) to say that they will be searching for an investment property. The survey also revealed gaps between men and women with regard to plans to save money for a new home in 2010. Thirty-seven percent of men said it will be a top priority while only 27.9 percent of women agreed.

Home improvement is a priority for 37.7 percent of survey respondents, while nearly one in 10 (9.1 percent) say their major goal for 2010 is to fix their credit so they can buy a home.

Among other survey findings:

- 15.4% of the survey's respondents said saving money to buy a home is their top priority.
- 6.8% want to refinance their mortgage or modify a loan.
- 5.2% plan to sell their homes next year.
- 3.2% plan to talk to a lender about what they can afford.
- 5% want to learn more about the real-estate market in their community.

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This Newsletter is brought to you by:



Roger Turner

CALL ME!

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Roger Turner

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Seattle Events Calendar

SEATTLE RV & OUTDOOR RECREATION SHOW FEBRUARY 11-14, 2010

QWEST FIELD AND EVENT CENTER

Celebrating 47 years... the Seattle RV & Outdoor Recreation Show has become the largest indoor RV Show on the West Coast ... with thousands of people from all over the country in attendance. The 2010 Seattle RV & Outdoor Recreation Show showcases everything the market has to offer. From daily seminars & informative exhibits... to the latest and greatest in RVs plus, other outdoor recreational gear and equipment.

Event Hours are Thu-Fri: 11 AM - 8 PM; Sat: 10 AM - 8 PM; Sun: 10 AM - 5 PM. Tickets are \$10 for adults, \$9 for seniors and \$7 for students.

VANCOUVER 2010 WINTER OLYMPICS FEBRUARY 12-28, 2010 VARIOUS LOCATIONS - VANCOUVER, BC

VALENTINE'S DAY FEBRUARY 14, 2010

Surprise them this year with a romantic 'Night-on-the-Town'... enjoy a candle-lit dinner overlooking the city, evening cocktails in a luxurious lounge or, perhaps take in a show. Then... 'seal the night off' ... with a Romantic Stay at one of Seattle's romantic hotels. You'll not only impress but, it'll be a Valentine's Day that they'll remember for years to come.

2010 SEATTLE HOME SHOW FEBRUARY 20-28, 2010

QWEST FIELD AND EVENT CENTER

The 66th annual Seattle Home Show will feature over 500 displays of home and garden products, fully furnished and landscaped model homes open for tours; free seminars on home improvement topics; more than 50 model kitchens and bath vignettes. Plus, lots of arts & crafts and other great home decorating ideas.

2010 Seattle Home Show hours are Saturday(s): 10 AM - 9 PM; Sunday(s): 10 AM - 6 PM; Mon: 10 AM - 8:30 PM; Tue-Thu: 11 AM - 8:30 PM; Fri: 11 AM - 9:30 PM. Tickets to this year's show are \$10 for adults; \$3 for children 7-15; children under 7 are free.



Windermere Real Estate / Oak Tree Inc

CONSUMERS PICK AESTHETICS OVER ENERGY EFFICIENCIES

It would take a spike of \$129 a month in energy bills to prompt consumers to make energy-efficient home improvements, according to a new national survey. The fifth annual Energy Pulse® survey found consumers have good intentions for undertaking energy-saving renovations, but poor follow-through. The firm that conducted the research dubbed the phenomenon the "Apathy Gap," the price people are willing to pay to do nothing.

Pollsters found consumers are willing to watch their energy bills increase by more than 70 percent, on average, before feeling compelled to make energy-efficient home improvements.

"Consumers are willing to waste more than \$1,500 a year, or more than \$4 a day, before they'll take action," said Suzanne Shelton, whose company, Shelton Group, conducted the study.

Shelton noted for the wasted \$1,500, a homeowner could install insulation or purchase one or two new ENERGY STAR® appliances and start seeing immediate savings.

Consumers who participated in the survey were asked to choose two home improvements if they were given \$10,000. In 2008, the top choices were energy-related, but the most recent results showed consumers preferred projects that improved their home's appearance:

Improvement	2009	2008
Refinish the kitchen or bathroom	37%	26%
Replace carpet or add hardwood or tile	33%	25%
Replace windows	31%	35%
Replace HVAC/furnace	23%	27%

"Anyone selling energy-efficient products must either focus heavily on the aesthetic or comfort aspects of their products or play up their environmental benefits in a big way," Shelton suggested in response to the feedback.

Surveys over the past five years show consistently large discrepancies between intentions and actions, Shelton said. Every year, for example, around 20 percent or more consumers say they're planning to get an energy audit, yet the percentage of U.S. homeowners who've actually gotten one has languished in the 10-15 percent range, prompting the firm to refer to home energy audits as the "colonoscopy" of energy efficiency. "Everyone knows they should get one, but too few actually do," Shelton quipped.

The Shelton Group also found considerable pent-up demand for solar power. Surveyors asked, "How likely would you be to buy a solar electricity system for your home, knowing that a mid-size system that would provide around 63% of the average household's electricity, costs \$35,000 to \$40,000 that could be offset by a \$2,000 federal tax incentive along with additional rebates in many states?" Twenty-eight percent said they would be likely or very likely to buy such a system. Less than 1 percent reported they already had such a system.

"Consumers have been waiting for solar to become more accessible and more affordable," Shelton remarked. Now, she believes, "With prices projected to fall even further, and with enhanced federal tax incentives – up to 30% of the cost of the system for qualifying taxpayers- solar power will be on the rise." The survey polled 504 Americans by telephone in September.

UPDATE ON CHILDREN'S HOSPITAL AND THE FIGHT WITH LAURELHURST

Please become a friend of Seattle Children's Hospital visit <http://www.friendsofchildrenshospital.org/home.php>

THE FOLLOWING INFORMATION WAS TAKEN FROM <http://www.friendsofchildrenshospital.org/home.php>

Check out the video that was prepared by Children's and shared with the Hearing Examiner on March 5, 2009 as part of the master plan process. The video helps illustrate the need to grow by showing the challenges of its current facilities and the strain often felt by patients, families and staff due to increasingly high patient volumes.

On November 18th, the Seattle City Council Planning, Land Use and Neighborhoods Committee (PLUNC) held its first meeting to discuss Seattle Children's expansion and more than 100 supporters packed the Council Chambers.

The committee proceeded to lay out the fair schedule we were hoping for to address Seattle Children's expansion.

The committee held a discussion on the expansion on Wednesday, January 13th and continued discussing the expansion at two other meetings in January and two meetings in February until the committee feels it can make a recommendation to Council as a whole.

KEY POINTS TO CONSIDER:

THE NEED IS IMMEDIATE

- Children's has been operating at or near capacity. So far this year, the hospital has had to turn away 79 seriously ill children for lack of beds.
- Children's admits and treats all sick children, regardless of their family's ability to pay.
- Last year alone, Children's treated 9,274 sick children whose families could not afford the full cost of their healthcare.

THE COMMUNITY PROCESS WORKED

- Both the Citizens Advisory Committee (CAC) and the Department of Planning & Development (DPD) recommended approval of Children's master plan after the two year review process.
- The CAC was a representative body of five surrounding neighborhoods – Montlake, Ravenna, Bryant, Laurelhurst and View Ridge – which engaged in an arduous process to create the balance required by the code. Denial of the master plan would regrettably undo the hard work of these community members who recommended approval of the master plan.
- Children's has worked closely with the CAC and DPD to develop a mutually agreeable master plan. The process included nearly 30 public CAC meetings, eight major revisions of the Master Plan, and a package of mitigation measures to lessen impacts to the surrounding communities including traffic improvements throughout Northeast Seattle.

THERE CAN BE A BALANCE BETWEEN CHILDREN'S NEEDS AND COMMUNITY NEEDS IN SEATTLE

- Children's has submitted a plan that asks for what it needs over the next 20 years or so. A smaller expansion would not meet the hospital's long-term healthcare needs. If the City Council turned down Children's master plan, Children's would be forced to consider all options; regrettably, even the gradual relocation of facilities outside of Seattle.

SEATTLE CHILDREN'S IS AN ECONOMIC ENGINE FOR OUR REGION

- Children's is one of the top ten pediatric hospitals in the U.S. and employs more than 4,000 people, many of whom live and work in the city of Seattle.
- In this economy, Seattle could benefit from the creation of additional healthcare and construction jobs associated with Children's expansion. If Children's has to leave Seattle, many of the economic benefits will go elsewhere in the Puget Sound Region.
- The potential relocation and construction of a full service pediatric medical facility elsewhere in the region would result in unnecessary delays in meeting the healthcare needs of our sickest children and drive up healthcare costs.

As pediatrician-in-chief at Seattle Children's Hospital, I read the recent letter in the Puget Sound Business Journal from Laurelhurst Community Club member Colleen McGinn ("City should oppose Seattle Children's expansion plan," published October 9) with great dismay

In her letter, McGinn claimed that our expansion plan is excessive, and that Children's has refused to work with the Laurelhurst Community Club.

The facts are crystal clear: We are at capacity and running out of beds. Delays to our expansion will put children's lives at risk. For all families throughout the region, this is unacceptable.

We are operating at or near capacity daily and we have yet to hit peak flu season. We've turned away 79 seriously ill children already this year because of lack of space. Our operating room is often forced to cancel and reschedule surgeries that families have been counting on for months.

TÉT FESTIVAL - VIETNAMESE LUNAR NEW YEAR FEBRUARY 6-7, 2010 | SEATTLE CENTER HOUSE, FISHER PAVILION

Celebrate with Seattle's Vietnamese community at the Tết Nguyên Đán festival and usher in the "Year of the Ox." This annual Lunar New Year celebration welcomes the return of spring and chases out evil spirits with the traditional roaring lion dance and the crackle of firecrackers. Tết 2009 celebrates the theme - Youth and Dreams - through exhibits, children's interactive arts and crafts, musical programs, fantastic food; and special this year, the Miss Washington competition. These festival highlights allow celebrants to reflect on the past year and make plans for the arrival of the dependable, calm, hard working and prosperous ox. Presented by Tết in Seattle.

STG PRESENTS XANADU AT THE PARAMOUNT THEATRE IN SEATTLE, TUE- SUN, JANUARY 19 - 24, 2010. "HEAVEN ON WHEELS!" -The New York Times

"XANADU is so ridiculously brilliant, so lavish and sublime a confection that any set of adjectives you might come up with after a single viewing will more than likely be replaced by another set of ineffectual adjectives once you've seen the show a second or third time." - The New Yorker.

STG PRESENTS THE SEATTLE HELPING HAITI BENEFIT CONCERT & AUCTION ON JANUARY 28, 2010 AT THE MOORE THEATRE IN SEATTLE.

Our mission is to unite members of the Seattle community to raise funds and help those affected by the recent earthquake in Haiti. With the help of the Red Cross and Seattle Theatre Group, The Seattle Helping Haiti Concert and Auction was born. All proceeds from the event will go to the earthquake victims in Haiti. For more info: seattlehelpinghaiti.com Tickets: \$15 | 8:00pm

SEATTLE SPORTS SCHEDULE

STEALTH NLL HOME GAME

<http://www.stealthlax.com/>

Washington's new professional Lacrosse team

STEALTH V.S. CALGARY ROUGHNECKS 8PM @ COMCAST ARENA IN EVERETT Northwest Harvest Food Drive Night